



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 12, 2023

DATE: November 21, 2023

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Dept., 328-2043, desmith@washoecounty.gov

THROUGH: Dave Solaro, Arch., P.E., Assistant County Manager

SUBJECT: Recommendation to adopt seven resolutions accepting real property for use as public streets, which pertain to portions of six official plats and one irrevocable offer of dedication as listed below totaling 23.19 acres and 3.59 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

- 1) R23-166 for a portion of the Official Plat of Eagle Canyon Ranch Unit 9, Tract Map 5389, recorded on September 28, 2020, as document number 5083344, being: Pine Forest Drive, Sand Springs Drive, and a portion of Neighborhood Way and Whitney Pockets Drive, Assessor Parcel Number (APN) 532-344-02; approximately 2.416 acres and 0.44 linear miles;
- 2) R23-167 for a portion of the Official Plat of Eagle Canyon Ranch Unit 9B Subdivision Tract Map 5444, recorded on September 13, 2021, as document number 5225283, being Carico Valley Place, Ione Valley Drive, Kumiva Drive, and Mojave Desert Drive and a portion of Neighborhood Way and Whitney Pockets Drive; APN's 532-393-34 and 532-402-03; approximately 4.45 acres and 0.57 linear miles;
- 3) R23-168 for a portion of the Official Plat of Ladera Ranch Phase 1, Subdivision Tract Map 4790, recorded on June 8, 2007, as document number 3542043, being Dream Catcher Drive, Dream Datcher Court, Painted Sky Way, Flint Springs Drive, Flint Springs Court, and Quail Ridge Court; APN's 502-712-09, 502-722-46, and 502-32-16; approximately 5.778 acres and 0.82 linear miles;
- 4) R23-169 for a portion of the Official Plat of Woodland Village Phase 21, Subdivision Tract Map 5273, recorded on June 27, 2018, as document number 4826743, being Brady Ridge Court, Jones Creek Court, Tohakum Court, and a portion of Village Parkway; APN 556-641-45; approximately 2.89 acres and 0.47 linear miles;
- 5) R23-170 for a portion of the Official Plat of Woodland Village Phase 23, Subdivision Tract Map 5379, recorded on June 29, 2020, as document number 5045584, being Davis Meadow Court, Relay Ridge Court, Ginny Creek Court, Slab Cliffs Drive, East Slab Cliffs Court, West Slab Cliffs Court, Church Peak Court, Bronco Creek Court, and Alpine Walk Court; APN's 556-701-42, 556-701-43, 556-711-18, 556-691-22, 556-691-23, 556-681-21; approximately 4.774 acres and 0.78 linear miles;

AGENDA ITEM # _____

- 6) R23-171 for a portion of the Official Plat of Sugarloaf Ranch Estates Unit 2, Subdivision Tract Map 5468, recorded on January 24, 2022, as document number 5270925, being Malabar Drive and a portion of Seaberry Drive, Cloud Berry Drive, Cloud Berry Court, Calle De La Plata, and Hickory Drive APN 534-776-12; approximately 2.878 acres and 0.51 linear miles; and
 - 7) R23-172 for an Irrevocable Offer of Dedication, recorded on March 31, 2023, as document number 5369205, being a portion of Eclipse Drive; APN 089-531-07; approximately 0.02 acres and 0.01 linear miles. (Commission Districts 4 & 5).
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SUMMARY

This item recommends adoption of the seven resolutions accepting real property for use as public street right-of-way consisting of the six plats and one irrevocable offer of dedication listed above totaling 23.19 acres and 3.59 linear miles; and if approved, directs the Clerk's Office to record the seven resolutions for the property located in Washoe County, Nevada.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability:
Long-term sustainability.

PREVIOUS ACTION

None.

BACKGROUND

All roadways listed above represent an extension of the adjacent previously approved and accepted subdivisions. These roadways are necessary to serve the public. The rights-of-way for the listed roadways were offered for dedication on their respective Official Plats or through Irrevocable Offers of Dedications, but the subject portions of the roadways were not accepted by Washoe County at that time because the road improvements were not constructed to County standards. All newly constructed public roadways listed above have an approximate total length of 3.59 linear miles.

As verified by Washoe County Engineering staff these public roadway improvements have been completed and meet the minimum requirements, it is recommended that the 3.59 miles of roadway through six official plats and one irrevocable offer of dedication as listed above now be accepted for ownership and maintenance by Washoe County.

FISCAL IMPACT

The new rights-of-way and roadway improvements will be maintained by the Washoe County Operation Division (Roads). FY24 has budget authority in the Roads Fund (216), Roads Maintenance (216002) for the additional public streets. The cost for maintaining 3.59 miles of roadway in the form of pavement management (overlay, slurry sealing) and routine maintenance (ditch cleaning, snow and ice removal, striping, signage repair, etc.) has been estimated at \$71,800 per year.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt seven resolutions accepting real property for use as public streets, which pertain to portions of six official plats and one irrevocable offer of dedication as listed below totaling 23.19 acres and 3.59 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

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POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt seven resolutions accepting real property for use as public streets, which pertain to portions of six official plats and one irrevocable offer of dedication as listed below totaling 23.19 acres and 3.59 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

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